

1 BILL NO. R-87-04-50

2 DECLARATORY RESOLUTION NO. R-28-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3111 Congressional
7 Parkway, Fort Wayne, Indiana 46808.
8 (KSJ Enterprises, Inc., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 April 23, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Section II, Lots 60-61, Congressional
16 Park, Fort Wayne, Indiana;

17 said property more commonly known as 3111 Congressional Parkway,
18 Fort Wayne, Indiana 46808;

19 WHEREAS, it appears that said petition should be pro-
20 cessed to final determination in accordance with the provisions
21 of said Division 6.

22 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
23 OF THE CITY OF FORT WAYNE, INDIANA:

24 SECTION 1.. That, subject to the requirements of Section
25 4, below, the property hereinabove described is hereby designated
26 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
27 12.1. Said designation shall begin upon the effective date of
28 the Confirming Resolution referred to in Section 3 of this Resolu-
29 tion and shall continue for one (1) year thereafter. Said desig-
30 nation shall terminate at the end of that one-year period.

31 SECTION 2. That upon adoption of this Resolution:

32 (a) Said Resolution shall be filed with the Allen
County Assessor;

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;

12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of real estate.


23 SECTION 4. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after public
25 hearing and receipt by Common Council of the above described re-
26 commendations and resolution, if applicable.

27 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
28 hereby determined that the deduction from the assessed value of
29 the real property shall be for a period of six (6) years.

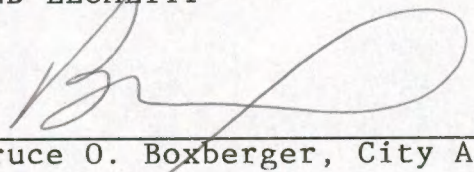
30 SECTION 6. That this Resolution shall be in full force
31
32

1 Page Three

2 and effect from and after its passage and any and all necessary
3 approval by the Mayor.

4
5 
6 Councilmember

7 APPROVED AS TO FORM
8 AND LEGALITY

9 
10 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Esther seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-28-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 28-87 on the 28th day of April, 1987.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Giaquinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of April, 1987, at the hour of 11:30 o'clock PM .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of May, 1987, at the hour of 4:00 o'clock PM .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development Q-87-04-50

SYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3111 Congressional Parkway, Fort Wayne, Indiana 46808.
(KSJ Enterprises, Inc., Petitioner).

EFFECT OF PASSAGE Property that is currently vacant will be developed
with construction of a 4,000 sq. ft. warehouse and a 3,000 sq.
ft. office for a mechanical contracting company, adding jobs to
the local economy.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$230,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: KSJ Enterprises, Inc.

Address of Applicant's Principle Place of Business:

P. O. Box 126

Churubusco, IN 46723

Phone Number of Applicant: (219) 483-2168

Street Address of Property Seeking Designation:

3111 Congressional Parkway

Fort Wayne, IN 46808

S.I.C. Code of Substantial User of Property: 6711

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?
Leasing space to Mechanical Contracting Company

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>100.00</u>
Improvements	<u>0.00</u>
Total	<u>100.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 7.82 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

Site Development, Building Structure: 4000 sq. ft. warehouse and
3000 sq. ft. office

Cost of Improvements: \$ 230,000.00

Development Time Frame:

When will physical aspects of improvements begin? 5/1/87

When is completion expected? 7/15/87

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? None (company to lease the property - presently 15)

How many permanent jobs will be created as a result of this project?
40

Anticipated time frame for reaching employment level stated above?
2 to 3 years

What is the nature of those jobs?
Engineers and construction workers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Undeveloped at this time

In what Township is project site located? Washington

In what Taxing District is project site located? 80 Ft Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Debbie Miller

HOME: 4117 Monument Drive

5340 Keystone Dr.

Fort Wayne, IN 46835

Fort Wayne, IN 46825

Phone Number of Contact Person (219) 483-2168 (home: 485-1467)

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Deborah J. Miller
Signature of Applicant

April 23, 1987
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property - Section II, Lots 60-61, Congressional Park
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

BILL NO. R-87-04-50

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an

"Economic Revitalization Area" under I.C. 6-1.1-2.1 for property
commonly known as 3111 Congressional Parkway, Fort Wayne, Indiana

(KSJ Enterprises, Inc., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ RESOLUTION
(RESOLUTION) ~~(RESOLUTION)~~ UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 4-28-87

SANDRA E. KENNEDY
CITY CLERK